

CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM
305 W. PINE STREET
TUESDAY, APRIL 27, 1999

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 27, 1999 commencing at 7:00 a.m.

ROLL CALL

Present: Council Members – Hitchcock, Nakanishi, Pennino and Land (Mayor)

Absent: Council Members – Mann

Also Present: City Manager Flynn, Deputy City Manager Keeter, Economic Development Coordinator Goehring, Public Works Director Prima, Community Development Director Bartlam, Electric Utility Director Vallow, City Attorney Hays and City Clerk Reimche

Also present in the audience was a representative from the Lodi News Sentinel and The Record.

TOPIC(S)

1. Presentation Regarding ProStyle Sports
2. Review of City Sidewalk Replacement Policies and Downtown Sidewalks
(*This item was not discussed*)

ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at approximately 8:05 a.m.

ATTEST:


Alice M. Reimche
City Clerk



ProStyle Sports

Proposed Project

Update

1999

Briefing Outline

- ✓ Review project description
- ✓ Overview of Briefings
- ✓ Identify concerns and issues
- ✓ Next Steps

Project Site

- ✓ 400 +/- acres
- ✓ City-owned property
- ✓ Adjacent to I-5 and Thornton Rd.
- ✓ 2.5 miles south of Highway 12
- ✓ Water provided by City's effluent from treatment plant (tertiary treatment)

Project Description - Review

- ✓ 42 Soccer Fields
- ✓ 4 Baseball Diamonds
- ✓ 19 Softball Diamonds
- ✓ Volleyball / Basketball Facility
- ✓ 4 Football Fields
- ✓ Indoor Field House
- ✓ Aquatics Center
- ✓ 600 - 800 Room Hotel/Dormitory
- ✓ Ancillary Commercial
- ✓ Medical Clinic
- ✓ R.V. Park

Council Directive: Get Feedback . . .

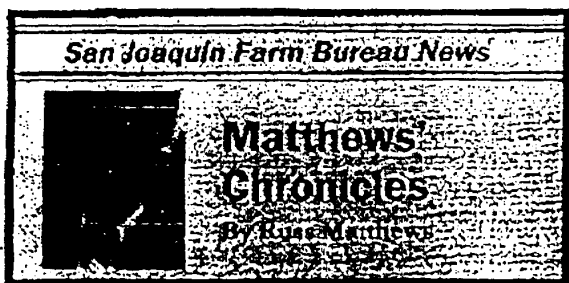
- ✓ San Joaquin County Board of Supervisors
- ✓ Stockton City Council
- ✓ Chamber Board of Directors
- ✓ Government Relations Committee -
Chamber
- ✓ Economic Concerns Committee - Chamber
- ✓ Downtown Lodi Business Partnership

Concerns and Issues

- ✓ Traffic impacts
- ✓ Right to farm
- ✓ Growth inducement
- ✓ Green Belt policy
- ✓ Facility availability for local use
- ✓ Composition of Environmental Impact Report

Next Steps . . .

- ✓ Lodi City Council Direction
 - Hire a consultant to conduct EIR
 - Other
- ✓ Concurrent Lease Negotiations



Proposed sports complex is shortsighted

A "world-class" athletic training center is being proposed for Lodi within the next two years and the ProStyle Sports Complex seems to be getting worldlier and larger by the day. Already it has grown from 275 acres to more than 400. What started as a proposal for a few soccer fields for local kids and tournaments has turned into a gargantuan conglomerate of commercial development gone wild.

One would think it sounds great for Lodi; a facility like this will draw visitors by the thousands.

The community of Lodi is clearly committed to creating an attractive and inviting place to live and visit. The recent refurbishment of the entire downtown area is one example. The restoration and transformation of the old Lodi High School into Hutchins Street Square, a state-of-the-art community center, is another. The commitment of dollars from community partners to create a new Conference and Visitors Bureau is yet another. Unfortunately, the proposed complex isn't in Lodi - it's seven miles away, smack dab in the middle of productive agricultural land.

The ProStyle Sports Complex will be located on Interstate 5 across the freeway from the City of Lodi's White Slough treatment facility. Currently, the City of Lodi owns the property where the proposed complex is to be built. The land is currently

being utilized to dispose of the treated effluent from the White Slough facility and it was annexed to the City of Lodi for that purpose. Now there's a healthy place for kids to play!

The developers of the project have agreed to finance the improvements and additions necessary to treat the wastewater to a tertiary level, which then allows for some form of human contact. Great idea, but I don't think that little fact will be used in any facility marketing materials.

There are a variety of concerns relating to this proposal. For one, the proximity to agricultural lands. How long before parents, athletes and tournament organizers begin to complain about the real or imagined odor of neighboring agriculture operations, or the regular application of crop protection tools on nearby farmland, or truck traffic during harvests and ... the list goes on.

More frightening, how long before the seven miles between Lodi proper and the mammoth complex becomes strip malls, commercial business and residential housing? Will anyone stop encouraging See Matthews, page 18

Post-it Fax Note	7571	Date	4-26-99	# of pages	2
To	TONY GEORGINO		From	KEN SASAKI	
Company	EON. DEV.		Co.	LODI EXPORT	
Phone #			Phone #	367-1547	
Fax #			Fax #	368-4553	

Matthews

Continued from page 2

growth near already threatened agriculture operations? How many times have we heard the refrain of disappearing farmland? It is obvious our message is not getting through; either that or this community really doesn't care.

Several factions of the commu-

nity can only get worse.

Another concern is the project's enormity. The complex now includes up to 42 soccer fields, an indoor field house, indoor basketball and volleyball courts, four football fields, an eight-lane track, a baseball complex with four baseball fields, a softball complex with 19 playing fields, outdoor basketball, tennis

are committed to seeing this project happen. It is said there is a great need for space for youth sports programs - perhaps there is, but what about the 28 parks already existing in Lodi? And what about all the fields at our local schools? What will become of them if a world-class sports complex pops up a few miles away? If they are in need of attention now, this situa-

courts, aquatic center, park lands, maintenance facilities, a conference facility, a 600-room hotel facility, a 48,000 square foot shopping center, a four-screen movie theater, a food court with six different types of eateries, and 10 acres of RV parking. In addition, the idea of an outpatient medical facility is being batted around - pun intended.

The project developers have assured local retailers and businesses that there should be some spillover into Lodi and that Lodi could see an economic benefit. The key words here are "should" and "could," which we all know means maybe or probably not.

Let's see - complex visitors have a place to stay, a place to eat, a place to shop, a place to watch movies, and a place to go for treatment if someone falls down and goes boom. It's a completely self contained universe. Why would anyone leave? The developers have been quite up front about the need for the commercial aspect of the project - without it, the project doesn't go.

The environmental review process is not yet underway for the project, but is slated to begin in the next few months. Right now, the developers are giving well-rehearsed performances to any community group who will listen, trying to drum up support and unearthing concern and opposition.

Call me crazy, but I used to think we were proud of the fact that San Joaquin County was consistently one of the top agriculture counties in the state and therefore the entire nation.

I used to believe that although most people aren't actively involved in farming, they at least respect the tremendous economic value that agriculture accounts for. I used to feel secure in thinking that, while threats to agriculture come from many sides, that when it really came down to it - the powers that be would stand up and say "thanks but, no thanks."

Agriculture is important enough to fight for and quite frankly is here to stay in good ol' San Joaquin County." Apparently, I am being naive. Maybe a world-class athletic training facility is just what we need, if that is where our priorities lie.

We can no longer supply the nation and the world with high quality, inexpensive food, but boy can we ever throw a great soccer tournament.



APR 09 1999
City Manager's Office

Executive Board

George Badway
Dan Chapman
Sue Cutter
Tim Gallagher
Kathy Hardigan
Duane Isetti
Lea Isetti
Ken Langer
David Lozano
Bob Mariucci
John Miller
Steve Morales
Chris Moreno
Dennis Nugent
Karen Rubinger
Gary Scott
Don Smiley
Gary Tozi
Gail Traverso
Marc Valverde
Peter Viri

Honorary Board

Steve Anthony
Cindy Spiro

Staff

Ann Sternal
Don Miller

Gold Club Members

Food 4 Less
Jackson Rancheria Casino & Hotel
Nor-Cal Beverage Co.
Outback Steakhouse
Red Lobster
Zamora Automotive Group

Silver Club Members

AirTouch Cellular
Angelina's Restaurant
Applebee's Grill & Bar
G-Force Productions
Guaranty Federal Bank
Health Plan of San Joaquin
In-Shape Health Clubs
Mallards Restaurant
Pacific Athletic Foundation
Stockton Ports Baseball Club
United Rentals

April 7, 1999

Ms. Janet Keeter
Deputy City Manager
221 W. Pine Street
Lodi, CA 95241

Dear Janet:

The Stockton/San Joaquin Sports Commission held its monthly Board of Directors meeting last week. There was a presentation by Roger Thedor of Pro Style Sports to give us an update on their proposed sports complex.

Everyone on our board was very excited to hear all of the details of the facility and potential events that could be held there.

Without a doubt a sports complex of this magnitude and the people involved would be a great asset to this area. Sporting events and tournaments that have been lost to other cities throughout the country will take a serious look at coming to San Joaquin County. Hotels, restaurants, and shops would do a tremendous business – not to mention the positive image our area will project.

I hope the City of Lodi sees the great potential for this sports complex. The Stockton/San Joaquin Sports Commission is definitely behind it.

If I can help you in any way, please call me at 943-1987.

Sincerely,

Don Miller Jr

Don Miller, Director
Stockton/San Joaquin Sports Commission



46 WEST FREMONT STREET, STOCKTON, CALIFORNIA 95202
209-943-1987 • 1-800-350-1987 • FAX 209-943-6235
E-MAIL: ssjcvb@ssjcvb.org



Projected Volleyball Events - ProStyle Complex

Prepared by Kathy Hardigan 4/25/99

September - December - 15,000 Participants

Club Boys - Eight 1 day events - 1900 participants
 Two 2 day events - 1100 participants

Club Adults - 18 1 day events - 7200 participants

City Leagues - Two 10 week Leagues - 960 participants

High School Girls - Six 1 day events - 1800 participants

High School Boys - Two 1 day events - 600 participants
 NorCal Playoffs - 600 participants

Junior College Women's Tournaments - Three 1 day events - 860 participants
 NorCal Playoffs - 600 participants

January - June - 39,000 Participants

Club Girls - Five 2 day events - 1200 participants
 30 1 day events - 21,000 participants
 Volleyball Festival - 3500 participants

High School Boys - Two 2 day events - 1100 participants

Club Adults - 24 1 day events - 9200 participants
 Regional Playoffs - 960 participants

City Leagues - Three 8 week Leagues - 1500 participants

Camp - February & March School Breaks - 200 campers

Clinics - 5 Friday evenings - 500 players

July - August - 2300 Participants

Camp - 6 Camps - 1800 campers

City Leagues - 2 4 week Outdoor/Indoor League - 500 participants

Field House Special Events:

Pro Beach Exhibitions
International Team Matches
Pro League Season



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Review of City Sidewalk Replacement Policies and Downtown Sidewalks

MEETING DATE: April 27, 1999 (Shirtsleeve Session)

PREPARED BY: Public Works Director

INTRODUCTION: The City has received a request from a Downtown property owner to replace sidewalk along their frontage, which involves a set of basement access doors. This request was prompted by a City directive to the property owner to repair the sidewalk after we received a hazardous-condition report. This request raises a number of policy issues for which staff is seeking Council direction.

BACKGROUND INFORMATION: The City generally replaces public sidewalks under two circumstances. The first is when sidewalk is replaced as part of a capital improvement project. This can range in extent from a major street-widening project to something as simple as installing a ramp at an intersection. The second is when replacements are done as part of our street and tree maintenance program. This maintenance work is guided by the policy statement shown in Exhibit A. This policy is the City's implementation of California State Streets and Highways Code Section 5610, which places sidewalk maintenance responsibility on the property owner. The policy relieves the property owner of this responsibility under certain circumstances.

When the City receives a sidewalk liability claim or is put on notice of a hazardous condition, we check the location versus the policy to see who should pay for any necessary repairs. The work done in the Downtown Revitalization Project fell under the first circumstance. The project included replacing the entire sidewalk on five blocks of School Street and involved eleven sets of basement doors. The City received approval from eight property owners to abandon those doors. The remaining three were replaced as part of the project. The cost to abandon the eight was about \$22,000. The cost to replace three sets of doors was \$18,000. This cost was included in the overall project, which was funded by the City and the property owners; it was not charged to the specific property owners. (One location also involved dealing with a large portion of a basement at the Hotel Lodi, which extended out from the building. The property owner was directed to modify the basement to remove that portion at his expense and the City replaced two sets of doors at the Hotel.)

As we look toward future capital improvement projects in the Downtown area, we have identified thirteen additional basement doors and at least one location where a basement extends under the sidewalk with no access door (Exhibit B). (We were alerted to this location when the tenant complained about leakage from the street into the basement.) There may well be other locations where this encroachment occurs. Based on the Downtown project prices, replacing the doors alone would cost roughly \$78,000. Staff, on one hand, feels the taxpayers should not subsidize an individual circumstance such as this. On the other hand, the Downtown Revitalization effort is a community project and financial assistance in improving sidewalks, including these doors, would be consistent with the Revitalization Program.

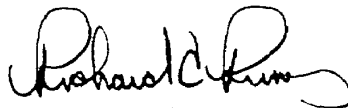
APPROVED: _____

H. Dixon Flynn -- City Manager

In light of the above, staff is formulating a policy with the following elements for Council consideration:

- 1) New basement encroachments into the sidewalk area are prohibited.
- 2) Existing basement encroachments shall either be abandoned by the property owner or be covered by an encroachment permit, issued administratively, in which the property owner assumes maintenance responsibilities and provides standard insurance coverage and certificates.
- 3) When the City initiates replacement of adjacent curb, gutter and/or sidewalk as part of a capital improvement project, or under the maintenance conditions described in the City's sidewalk repair policy, the City shall bear the cost of resetting serviceable basement access doors. The property owner shall provide a new door set, if necessary, and a structural "roof" for additional basement encroachments on which the City can install sidewalk. As an option, if the property owner elects to have a basement access/encroachment abandoned, the City will remove the access, backfill, and replace sidewalk if the property owner provides the necessary wall at the building foundation.
- 4) When the City initiates replacement due to conditions which are the property owner's responsibility under the maintenance conditions described in the City's sidewalk repair policy, the property owner shall bear all costs for repairs except if the property owner abandons the basement access, then the City will participate as in 3) above.

FUNDING: Street Fund



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Attachments

cc: Street Superintendent
DLBP – Alan Goldberg
Jim and Nancy Waitley, Property Owner, 21 W. Pine St.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

POLICIES AND
PROCEDURES

STREETS - 6

CURB, GUTTER & SIDEWALK REPAIR POLICY

4/5/95

I. NOTICE AND ACTION

- A. Property owners or tenants have the responsibility to report to the City of Lodi all defective curb, gutter and sidewalk fronting their property. (For purposes of this Policy, sidewalk includes portions of driveways within the right of way.)
- B. The Street Superintendent will inspect and classify sidewalk repairs for action per this Policy. Generally, offsets or other defects less than 3/4" are considered minor and require no further action.

II. SIDEWALK REPAIR

- A. TEMPORARY PATCHING - The City shall place a temporary patch on sidewalks where there is 3/4" - 1 1/2" vertical offset or minor irregularities. This will be done at no charge to the property owner. The property owner or tenant has the responsibility to notify the City of any change in the condition of the sidewalk or the patched area.
- B. SIDEWALK REPLACEMENT - When vertical offset is greater than 1 1/2", sidewalks shall be processed for removal and replacement on a priority basis. These areas will also be temporarily patched until replaced.
 - 1. Sidewalk replacement at City expense is done under the following conditions:
 - a. Damage caused by City-maintained trees. (City-maintained trees are only those trees located in the parkways between the curb and sidewalks or those fronting City-owned property.)
 - b. Damage due to City utility cuts
 - c. Damage due to heat expansion
 - 2. Property owner shall replace sidewalk where the hazardous condition is caused by something other than the above categories. The property owner shall have a licensed contractor do the work within a prescribed time. If, after formal notice by the City, the repairs are not completed within that time, the City shall make the repairs and assess the property owner.

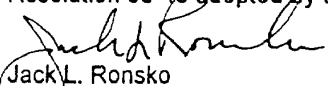
III. CURB AND GUTTER MAINTENANCE

- A. Curb and gutter which is damaged by City-maintained trees, City utility cuts or heat expansion will normally be replaced by the City at the time damaged sidewalk is replaced or with street improvement projects.
- B. Curb and gutter which is damaged by property owner's trees shall be replaced by the property owner at their expense.

IV. TREE MAINTENANCE

- A. The City shall be responsible for root surgery on all City-maintained trees where it is required. City shall remove City-maintained trees when required under City's adopted Tree Policy. This work will be done in conjunction with the replacement of the sidewalk and/or the curb and gutter.
- B. Root surgery on privately-owned trees is the responsibility of the property owner.

Resolution 95-48 adopted by the City Council at its meeting of April 5, 1995.

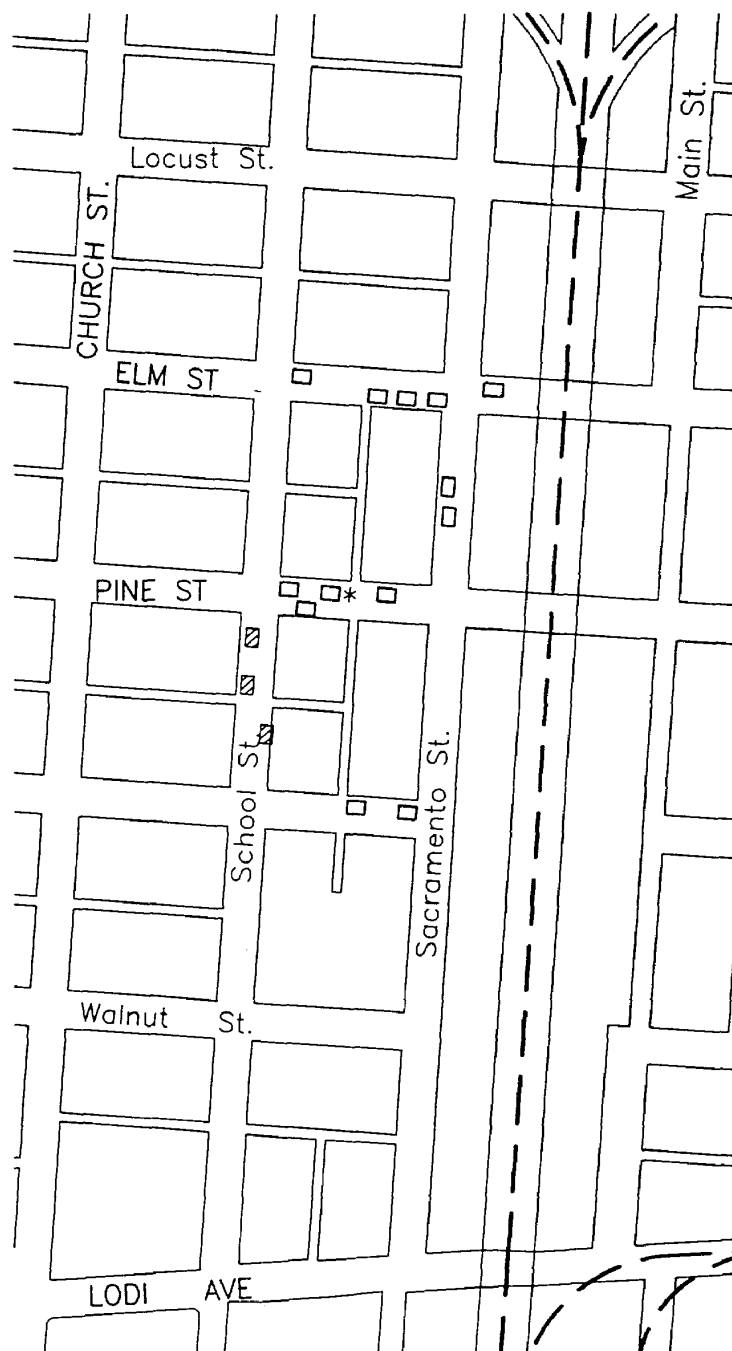

 Jack L. Ronsko
 Public Works Director



CITY OF LODI

PUBLIC WORKS DEPARTMENT

CENTRAL CITY
BASEMENT ACCESS DOORS
IN SIDEWALK



- ☐ Basement doors yet to be replaced
- ☒ Basement doors already replaced on School St
- * Abramson printing basement under sidewalk